



Peoples Bank

PEOPLES BANK

PUBLIC DISCLOSURES

(RESIDENTIAL MORTGAGE UNDERWRITING PRACTICES)

As at December 31 2021

Disclosure Policy

This document represents the Office of the Superintendent of Financial Institutions (“OSFI”) B-20 Residential Mortgage Underwriting Practices and Procedures Guideline disclosures for Peoples Bank of Canada (“PBC”). These disclosures are made to allow market participants greater transparency, clarity and public confidence in PBC’s residential mortgage underwriting operations.

These disclosures are published under the Regulatory Disclosures section of PBC’s website and shall be made on a quarterly basis.

This report is subject to internal review but has not been audited by PBC’s external auditors.

Specific Disclosure relating to Mortgages

For residential mortgages, a combination of lending policy criteria, lending guidelines, and underwriting are utilized in the credit application approval process. The primary factors considered are affordability, credit and employment history, nature of income, quality of the collateral, and Loan-to-Value (“LTV”) of the residential property. For purposes of these disclosures, a “residential mortgage” means any loan to an individual that is secured by residential property (one to four-unit dwellings). PBC does not presently offer home equity lines of credit. The LTV Ratio is an evaluation of the amount of collateral value that can be used to support the loan.

An analysis of the amount and percentage of the total residential mortgage loans that are insured versus uninsured, grouped by geographic concentration, are set out in the table below. For purposes of this section, the term “insured” means those residential mortgages which are insured by CMHC against borrower default (*depicts actual numbers*).

Type/Province	As at December 31 2021				
	Uninsured	Uninsured %	Insured	Insured %	Total
	Remaining Principal		Remaining Principal		
British Columbia	78,747,865	26.05%	188,663	3.19%	78,936,528
Alberta	0	0.00%	252,723	4.27%	252,723
Ontario	223,590,137	73.95%	4,102,076	69.36%	227,692,214
Quebec	0	0.00%	981,997	16.60%	981,997
Manitoba	0	0.00%	0	0.00%	0
Saskatchewan	0	0.00%	388,616	6.57%	388,616
Total	302,338,003	100.00%	5,914,074	100.00%	308,252,077

The following table provides the percentage of residential mortgages categorized by amortization period.

Amortization	As at December 31 2021	
	Remaining Principal	%
Interest only	4,553,401	1.48%
Under 20 years	0	0.00%
20 to <25 years	937,690	0.30%
25 to <30 years	19,418,449	6.30%
30 to <35 years	283,342,536	91.92%
35 years and greater	0	0.00%
Total	308,252,077	100.00%

The table below shows the average LTV Ratio for total newly originated uninsured residential mortgages at the end of Q4, grouped by geographic location.

LTV Ratio	Q4 2021	
	Principal Amount	Average LVR %
British Columbia	5,041,534	57.96%
Ontario	9,392,132	62.58%
Total	14,433,666	

In the event of an economic downturn, the potential impact on the company's residential mortgages is deemed to be low as the uninsured portfolio is conservatively underwritten, limited to select markets and has an average LTV of 64.50%. The residential mortgage portfolio is well secured and operating well below the maximum LTV limit of 80%.

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